

## Section 22.00 M Zone (Multi-family dwelling units)

**22.00- Multi-Family Dwelling Units Zone**- Uses in these zone are limited to those shown in the Use Schedule, Section 60.

**22.01- Height**- Multi-Family structures shall be eight (8) stories (not exceed 100 feet). Single and Two-Family dwellings shall not exceed 36 feet.

**22.02- Minimum Lot Sizes**- shall be in accordance with the number of bedrooms per unit in a proposed project as shown below:

- 1 or no bedrooms: 4356 sq.ft./unit (10 units/acre)
- 2 bedrooms: 5445 sq.ft./unit (8 units/acre)
- 3 or more bedrooms: 7260 sq.ft./unit (6 units/acre)

The minimum lot frontage for new lots shall be 100 feet with a min lot area of 15,000 sq. ft.

**22.02(a)**- Within an existing M zone the Commission may approve a reduction of area required per dwelling unit for a parcel of land less than one acre in area that is contiguous to a parcel of land, 20 acres or more in size which is currently occupied with dwelling units, with the result that the small parcel may be developed with dwelling units equal in density as the existing large development. All other site requirements in the Code shall continue to apply to the new development.

**22.03- Yards**- Front yard setback 25 feet; Other yards: one foot for each foot of wall height except that no yard shall be less than 10 feet. Setbacks for single and two family dwellings shall comply with the R-15 Regulations.

**22.04- Lot Coverage**- The ground covered by the principal structures, accessory buildings and all paving shall not be greater than 50 percent of the lot area.

**22.05- Off-Street Parking**- Off-street parking spaces in accordance with Section 40.

### **Permitted Uses**

Single-Family Dwelling – detached (60.01.01)

Two-Family Dwelling (60.01.02)

Residential Business (60.01.04)

### **Special Exception Uses**

Child Care Facilities (60.02.02)

Public Utility Buildings (60.02.11)

Multi-Family Dwelling (60.02.13)

Adaptive Residential (60.02.15) – currently or recently occupied by non-conforming uses

Adaptive Historic Preservation (60.02.16)

Care/Nursing Homes (60.02.29)

Bus Stop Shelter (60.02.32)

**M**